

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 23, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for April 9, 2019.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. PUBLIC HEARING

19-01-SUP (Special Use Permit) – Anchor Academy Daycare; Applicant, Tiffany Neilson, seeks Special Use Permit approval in order to operate a childcare center (childcare for 13 or more children, ages 0-12) in an existing church. The sites are located at 7910 and 7870 S. Meridian Rd., Kuna, ID 83634.

Tiffany Neilson: My name is Tiffany, and I am the project manager for the Anchor Academy Daycare. I wanted to first off thank you for looking at our application. This will be a daycare for two to five-year-olds at the Anchor Baptist Church location. We are not constructing any new buildings as part of this permit. We are using existing facilities out there. Our playground is part of the existing yard that's already in place. We had to do no new work as part of this project. We have started our state inspection. They actually came out last night and did our inspections. We expect to receive that license very shortly. I do have a daycare director here who will speak to the daycare itself. **Christine Velasquez:** I am Christine, the daycare director. We will be an academic daycare serving the Kuna-Meridian area. There's a huge need for childcare, and we want to have a positive place for children that are moving here. **C/Young:** I'm sure it's called out on the enlarged site plan, the fencing that's provided for the daycare, does it go around the education building into the play area, so it's all enclosed into one? **Christine Velasquez:** There is a paved sidewalk that goes from the cliff from the building from the indoor portion to the outside portion which is fully enclosed. **Tiffany Neilson:** The education building itself is not enclosed in fencing. The playground is enclosed. **Christine Velasquez:** It is set back from the road. There is a paved parking lot and two other buildings that are along Meridian and Columbia. The actual daycare building is back behind those buildings and set off from the main roads. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I, City of Kuna 751 W 4th ST. The application before you this evening is seeking special use permit approval in order to operate a childcare center within the Anchor Baptist Church located at 7910 and 7870 South Meridian Road, which is northeast of the Meridian and Columbia Intersection. Staff would like to note that the Kuna School District's comment should be requesting a school bus stop, rather than a school bus. Property owners within 300 feet of the property were notified, a notice was printed in the Kuna Melba News and the subject property was posted with a sign. Staff has determined that this application complies with Kuna City Code, the goals and objectives of the Kuna Comprehensive plan and Idaho State

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Code. I will stand for any questions you may have. **C/Laraway:** Under the Special Use Permit, are we approving the four employees and 12 children for now? Or are we approving the 39 children for later down the road. **Sam Weiger:** Commissioner, I have spoken to the applicant about this. They plan to start with 12 and then expand as needed. The maximum capacity is 39. It was never specified as to whether they will get to 39 or not. **C/Gealy:** You indicated that the outdoor space is sufficient for three children. **Sam Weiger:** That is correct. **C/Gealy:** Have we conditioned that they expand the available outdoor space? **Sam Weiger:** Commissioner, there is a condition to comply with Idaho Code to expand outdoor space to meet the requirements for 80 feet of usable outdoor space per child. **C/Gealy:** You mentioned that they talk about a kitchen, but there is not one indicated. **Sam Weiger:** To elaborate on that, I have placed a condition that they send a revised floor plan with the kitchen location included. **C/Gealy:** There's also a condition for the landscape buffer between the daycare and the main road, is that right? **Sam Weiger:** That's correct, Commissioner Gealy. **C/Young:** We'll open the public testimony at 6:08. **Gail Graves:** I am the pastor of the church and president of the college there. I am an integral part of this daycare and I am for it. **C/Young:** I'll close the public testimony at 6:10, which brings up Commission discussion. I think it's a great location for a daycare. As far as access and need, everything looks good, seeing they've already started the certifications and state inspections. I don't see any issues with this as presented. **C/Hennis:** I agree, I think it's a good location. **C/Gealy:** I am not finding the condition regarding the floor plan or landscape buffer. **Sam Weiger:** Commissioner Gealy, in the staff analysis there should be a condition that they send a revised floor plan. **C/Gealy:** I would like to include that as a condition and include the landscaping buffer as a condition. **Sam Weiger:** We can do that. **C/Gealy:** Will children be progressing from the building to the outdoor play area and the fenced area, or will that be open? **Tiffany Neilson:** That is currently open, there is a designated sidewalk and we will do for lack of a better phrase a daisy chain. The children will go down the sidewalk to the play area that is completely enclosed. **C/Gealy:** Have you reviewed the conditions of approval and are they acceptable to you? **Tiffany Neilson:** I missed in my review the expansion of the play area. I'm not fully surprised by that, and it was assumed that as we took on more kids, we knew would be a consideration. Starting out, it was not our immediate expectation to do that based on how many kids we knew we would be starting with. **Christine Velasquez:** I'm not sure where the 240 square feet came from. I know that our outdoor space is considerably larger than that, so I'm not sure where we got that number. **Sam Weiger:** Commissioners and Chairman, I provided that number, based on the area that was provided in the site plan, the fenced in area. I was assuming that there was more usable open space, but you just hadn't designated it in the site plan. **Christine Velasquez:** The enclosed area is safe and fenced, and the outdoor space is considerably larger than 240 and will accommodate more than three children based on the 80 square feet necessary for children. Regarding the area that the children would walk to and from, the sidewalk that we have created is not the sidewalk that would be bordering Meridian or Columbia. The kids would be nowhere near the main road. **C/Gealy:** I think this is a great location, and I think there's a great need, I just want to make sure that we are clear what the expectations are in the conditions of approval. **C/Hennis:** In the site plan that was provided by ADP Architects, the area alone looks a lot larger than 240 square feet. **C/Gealy:** They just need to work with staff.

Commissioner Gealy motions to approve Case No. 19-01-SUP with the conditions as outlined in the staff report; With an additional condition that the applicant provide staff with a floor plan indicating where the kitchen will be; With an additional condition that the applicant work with staff on developing a landscape buffer along Meridian Road. Commissioner Hennis seconds, all aye and motion carried 4-0.

19-01-AN (Annexation) – Guido Annexation; The applicants, Joseph & Kathryn Guido, request to annex approximately 1.51 acres into Kuna City with an R-2, residential zone. This lot is a portion of Lot 1, Block 1, within the *Ironhorse Subdivision*. The site is located at the northwest corner of Columbia and Old Farm Lane, the site is on S. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

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Joe Guido: My name is Joe Guido, I live at 7744 S Bella Terra Lane, Meridian, ID. I am trying to annex a little over one acre into the City of Kuna so that it can become a buildable lot. I'm planning on selling it as a single-family home. This is stated in the staff report and a recorded document, so that it does not conflict with the CC&Rs. I plan to annex into the Homeowner's Association (HOA) upon sale and transfer of the property once it becomes a buildable lot. **Troy Behunin:** Good evening Commissioners, for the record, Troy Behunin, Planner III, 751 W 4th Street. The application before you tonight is 19-01-AN, an annexation request from Joseph and Katheryn Guido. Hopefully the Commission was able to sift through the technical difficulties that we had, and you got the right packet that included a letter of concern from a nearby neighbor. All the information that staff requested has been submitted. This qualifies as a candidate for annexation into the City limits, because it touches the City limits on the south side of the lot. There's a little bit of the lot that does stretch along Old Farm Lane. Part of that touches the City limits as well. A single-family home can be built on this lot upon annexation into the City limits. There's been some questions about the intentions of Mr. Guido and the R-2 zoning designation. R-2 is the lowest residential zone that we have in the City. R-1 is no longer available. It is his intention to provide one lot for one single-family home. This body can make a recommendation of approval and submit this to City Council as such that only one house be allowed to be built on that lot. In City Code, we don't allow for two dwelling units to be built on one lot. This lot would be connected to City potable water. There is an onsite community septic system that it would connect to. I understand that there is also a community pressurized irrigation system to connect to. **C/Young:** The site plan shows the buildable lot and then a finger that extends down with the intent that the overall association take control of that little finger that extends down towards Columbia Road. Is it still going to be a part of the lot? **Troy Behunin:** Staff understands that it will be part of the lot, but part of the sale will require that it does get turned into a green space. It would be the HOA's responsibility to maintain that finger. **C/Young:** Would that finger be a separate lot after the sale? **Troy Behunin:** No, it would be part of Lot 1, Block 1. Because this is already in a subdivision, if there was a split that was intended, it would go through what is called a re-platting process. It would have to go through another public hearing. There is no intention though to divide any of the lots. The homeowner or landowner can make that condition of sale that the finger part of the lot does become landscaped. **C/Young:** It is not owned by the subdivision, though. Who is responsible for maintaining that green space then? **Troy Behunin:** It has been conveyed to staff that this would be determined by the HOA. If the homeowner is going to do it, then the sale of the lot can convey that. That is completely separate from the City, because it is not a dedicated common lot. The intention is not to split the lot at all, because that would give the appearance that there are two lots instead of one. They can't do that without going through a preliminary plat process. **C/Hennis:** In the original plat notes that you provided as one of these exhibits, it states that Lot 1 is to be only used for open space. **Troy Behunin:** Commissioner, further down in that note it states that until the subject property... **C/Hennis:** Until the subject property has received developmental approval and approval for a zoning ordinance map, amended to a commercial or industrial district or residential or rural district, that allows density less than or equal to five acres per dwelling. **Troy Behunin:** This qualifies for the residential portion of that note and it's under five acres. **C/Hennis:** But the original development as was presented has this much open space. **Troy Behunin:** Correct, and as soon as it annexes into the City of Kuna it becomes eligible, because it will get a rezone and it would become residential eligible. **C/Hennis:** Then how would that work since it's in the City, but yet the rest of the HOA is in the county? **Troy Behunin:** This lot would become subject to the City, and the rest would remain subject to the conditions of the county. **C/Laraway:** The follow-up question is about him living off City water. **Troy Behunin:** That is common actually, it happens all over. Saddle Ridge, Danskin, Chisum Valley and all the new homes that have been built since 2008 or 2009 in Ironhorse are on City water. **C/Laraway:** It seems like the applicant is trying to vacate the HOA and the subdivision plat to move into the City of Kuna. **Troy Behunin:** They're not vacating the plat, because it would still be a lot and a block in a subdivision. **C/Laraway:** They want to remove it from the existing subdivision and annex into Kuna, which makes it Kuna City. **Troy Behunin:** That particular lot, yes. **C/Hennis:** Is it just to make it a buildable lot at that point? **Troy Behunin:** Correct. **C/Hennis:** Is this setting precedence that if all these subdivisions that we've been trying to designate a certain percentage of open space for the residents in that subdivision, that any given time they can have anyone at any given time buy

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it out and turn what should be a park into a house? **Troy Behunin:** No. **C/Hennis:** Why is this any different? **Troy Behunin:** Because this is a lot and block within a subdivision. **C/Hennis:** We've got this situation in several of them. We go into these subdivisions that we've been looking at lately, like with Mr. Eck, where we designate a certain percentage of open space. Those are designated as certain lots and blocks. Yet, at any given point, somebody can buy that lot and annex into the city and build a house on it instead of designate it for open space for the residents and kids of that neighborhood? **C/Young:** In the note, it says, "until with such time". **C/Hennis:** Are we not seeing that triggering mechanism in the others? **C/Young:** Right. **Troy Behunin:** This won't set precedence, because when a 40-acre piece of ground comes into the City, like with a developer as you mentioned, not necessarily just him but any developer. It has different rules, because it is a blank slate. It is an already platted lot, it's not being developed, it's already developed. The only thing that they're doing development-wise is putting a house on it. It's a ready-to-go lot once it becomes a lot within the City. **C/Hennis:** I understand your explanation, but why was this designated as open space prior and not considered a buildable lot in the original plat? **Troy Behunin:** It's a common practice. Many plats from that era followed the same process. I want to go on the record and state that I understand that it might look like I am advocating, but I'm just explaining this is what the practice was. A developer would go to Ada County Development Services and say that they have 60 acres. The County would say that in order for you to do that, you have to dedicate a certain number of acres of open space. There is a time sensitive period where it either has to remain as open space or whatever the condition was. Usually they set that for a 15-year period. Or, they would offset that with a caveat at which time it becomes development ready. This is a common practice from the 1990s all the way until 2008 or 2009. **C/Hennis:** This is not something that we allow now. **Troy Behunin:** Correct, this is an Ada County requirement during the time frame that this was platted. **C/Damron:** In order for that to be a buildable lot, it has to be annexed into the City, correct? **Troy Behunin:** Correct. **C/Laraway:** Why are they not going to be required to hook up to City sewer. **Troy Behunin:** It's not available, and it would be too extensive. It's more than a half-mile away and that's just the closest line, which is a pressurized line. Sewer runs about \$300 per lineal foot. They also cannot tap into a pressure line, so they would be required to go down to Silver Trail or Memory Ranch Lift Station in order to connect. **C/Damron:** This is a county approved subdivision. The lot was open space. If we have other subdivisions within the County that have open space, but they want to build so they annex into the City, and suddenly the open space is gone. They had a requirement for that lot to have that open space. All they have to do to reduce or remove the open space is annex into the City. **Troy Behunin:** There's a prescription already detailed on the final plats of all of these subdivisions that either expires in time or expires due to annexation. They knew at that time, 15 years after the recordation, open space will not necessarily remain open space forever. It's built into the plat. **C/Young:** I think that's where the language in that note came from. With the caveat at this time, it can be developed. **C/Damron:** That I can understand, but the further question is that we approve development with designated open space. What Dana is looking at, is if somebody comes in and buys that lot, cause it's definitely a lot. The open space is an actual lot. It is still owned by the HOA or the developer and they say that they need money, so they're going to sell that lot so we can build on it. That is our concern. **Troy Behunin:** The significant difference between Dana's example and your example is the fact that on the face of Ironhorse Subdivision, there is a note that says either an annexation or a 15-year time period. The City of Kuna signs every subdivision plat that comes through this body and gets adopted and approved by the City Council. Our plats do not include the language that says, "15 years from now, the open space that you dedicated can either do this or do that". Our language is, "It shall remain as open space forever." **C/Hennis:** That is what I was concerned with, thank you for that explanation. We're not providing an avenue for somebody to do this to our residents down the road. What happened 20 years ago is unfortunate. I doubt that the homeowners know about that note. **C/Damron:** If we have other subdivisions that were built back then, we may see this again. After those come through, none of the ones that have been done in our city in the last 10 years is that going to happen to. **Troy Behunin:** The City of Kuna does not give that ability to plats that come across the City Council's desk that the City Clerk and City Engineer sign. If that note were to appear in one of our plats, we would strike it. **C/Hennis:** That answers my question. **C/Gealy:** Do you know why Ada County designated a non-buildable lot? **Troy Behunin:** Although I wasn't present for that, I can tell you that historically

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what happens is that they do it for open space. They do it basically as a middle ground for preservation of open space. It is time sensitive. In 15 years from recordation, it expires. Or, upon annexation it expires. **C/Gealy:** We see where there might be houses built around a large open space area. In this case, it's one lot out of the subdivision. It seems a little unusual. I didn't know if there was a reason why that particular lot was not buildable. **Wendy Howell:** Within the City limits in an R-2 zone, there are no requirements for open space. **Troy Behunin:** There is also the 30-acre piece that is directly east of this parcel. It is also part of the subdivision. It's not in the City, yet. **C/Gealy:** Who was the letter from that was received from? **Troy Behunin:** Mr. McShane, I believe. It was not received late, it's just that when we put it on the website, it wasn't included. A couple hours later we had to update the PDF, and we got it back on with the letter added. **C/Young:** We'll open the public testimony at 6:41. **Steve Meyerpeter:** I'm a resident of Ironhorse Subdivision. I live at 7693 S Old Farm Lane, Meridian, ID 83642. As a resident of Ironhorse, we are not necessarily in opposition to the desire of Mr. and Mrs. Guido converting Lot 1 to a buildable, sellable lot. I think that would be an advantage for the entire subdivision. They have chosen to annex the lot into Kuna as a means of converting that lot from Ada County open space to a residential lot. We are actually in opposition to the R-2 zoning of that lot. We think that raises some issues. Lot 1 is kind of in a unique situation in terms of annexing a portion of Ironhorse into Kuna City Limits. We think that it may be in special consideration. The issue is that it's being prepared for a sale as a buildable lot. Assigning an R-2 zoning to that lot is in conflict with the Ironhorse CC&Rs, which state that each lot will have one single-family unit on it. I noticed that in the packet, staff stated on page four of the staff report that Kuna does not allow two dwellings on one lot. The planner also stated that tonight. We would like to stress that this is well-documented, so that the future buyer of Lot 1 cannot come back and say that this is zoned as R-2, so this piece can be subdivided. We would not like to see that happen. I wonder if we can have assurance that this is well-documented. With that lot zoned as R-2, we'd also like to have assurance that it cannot be subdivided, because R-2 zoning kind of implies that it can be. We'd also like assurances that two building permits will not ever be issued for that lot. If you get two dwellings, that is not the intent of the subdivision. We'd like assurance that the CC&Rs take precedence over that R-2 zoning. We would request that Kuna designate this piece an R-1 zoning. **Michael Merlot:** Michael Merlot, I'm part of the Ironhorse Subdivision. 7795 S Old Farm Lane. Like Mr. Meyerpeter, we believe that if Lot 1 is annexed into Kuna and becomes a buildable lot, my concern is that it's a single-family dwelling. It's part of the HOA situation where it's subject to the CC&Rs. It also is subject to the architectural requirements (ACCs), so that it's consistent with the rest of the neighborhood. It is the first house on the left when you enter, so we would like to make sure that our entire subdivision is consistent. Again, we would really request that the lot not be able to be subdivided. We're not concerned with the intention of the seller. It's the buyer of that property that may assume with an R-2 that they can subdivide it or can put a house, houses, or dwellings on it that are not consistent with the rest of the subdivision. Those would be our respectful requests. One other thing, you talked about the finger of that property. The HOA is actually taking care of that. On our community clean-up days, we are trimming the bushes, cleaning out the weeds, or already taking care of that as it exists today. **Mike McShane:** I am a resident of the HOA, my address is 7982 S Old Farm Lane. I'm on the property just east of this property. I am concerned with the R-2 designation. We understand that you don't have an R-1, but if you read the verbiage of the R-2, it does make it sound to a potential purchaser that we could perhaps put a fourplex on or divide it. That's what we're trying to avoid in the future. **Mark Duenas:** I live at 7933 S Old Farm Lane. I am the lot north of the lot being considered. We'd just like to testify that I agree with everything that's been presented. **Joe Guido:** I understand the concerns. First, when the subdivision was developed, that particular lot was fully developed with polly on the ground, gas electric, pressurized irrigation, wait and do it with Ada County at a later date, or annex it into the City of Kuna. Upon annexation into the City of Kuna, this will be a buildable lot where it can be sold. I have no desire to build it, I would sell it. When I sell it, it is annexed into the HOA. The CC&Rs already mandate that there's only one single-family home per lot. It also mandates that it cannot be subdivided. I understand how maybe the concern that maybe people are going to build an apartment on it or a condominium or a duplex. They cannot do that, because it's governed by the CC&Rs. CC&Rs will be the governing body. If someone were to buy that lot, they would be under the per view of the Ironhorse HOA. The Architectural Control Committee would have to approve

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anything that you build on it. I think that hopefully this erases anything. If they're concerned about it, they're concerned and I appreciate their concerns. I wouldn't want a duplex or a condominium built on a subdivision where most homes are between \$7-8,000. There are \$16 million worth of property taxes and they're being paid right now with aggregate number of houses and I think that since I'm the one who developed that, I'm the one who developed that, I would be the one. I just want to maintain the continuity and the flow. Right now, for a long time it's been a weedy lot. There is thistle all over the place. Whatever kind of weed wants to go, I spray it and they don't like the spray. If I do the weeds, they don't like the dirt. I want to sell it. I can stand for any questions you may have. **C/Young:** With that, I'll close the public testimony at 6:52, which brings up our discussion. **C/Damron:** With the CC&Rs and the conditions, one single-family dwelling with the architectural facades is the same to match the subdivision to have continuity in that. If we do that, I don't think there's an issue. **C/Hennis:** Right, because they're still governed by the CC&Rs. They still have conformed to all of that. **C/Gealy:** The two concerns that I heard from the residents were the concern about it being an R-2 zone, and that might give them an opportunity to have more than one home on the property. I heard a concern that they want to be sure that the lot in the future is a part of the HOA and it conforms to the CC&Rs. The R-2 designation is the designation in Kuna and that means that there can be up to two houses, no more than two houses on a lot or in that zone. There can only be one house on a lot. This is one lot in an R-2 zone. Because we don't have an R-1 zone. What we can do is include in our conditions that there will only be one house on that lot, correct? In other instances, where there may be an R-6 zone, there can be up to six houses per acre but not per lot. We have designated and said well it's an R-6 zone, but we'll limit it to 4.25 units per acre, so this an R-2 zone. That means two houses per acre, but still only one per lot, but we can add another condition and say that this lot will have one dwelling unit on it. With respect to the HOA, I understand that this will remain part of the HOA. I think that we can reinforce that with a condition that this lot as a part once it's annexed into the City to Kuna, will still be a part of the HOA and still be required to conform to the CC&Rs of the subdivision. That way, it's attached to the lot no matter who owns it and no matter who sells it. **Wendy Howell:** Yes, as long as you word it the way you stated. **C/Gealy:** Those were the two main concerns I heard, as well as that it cannot be subdivided. **Troy Behunin:** Just for clarification, you may make a condition that there's only one home per lot. However, it's not under the purview of this body or City Council to condition that the lot split cannot happen. A lot split does not happen easily, it would have to be a replat. There would have to be public hearings, and we would have to do this whole thing all over again. In order for that to be re-subdivided, that would be the only way for that to take place. It is a lot in a subdivision. **C/Damron:** The public will need to understand, too, Troy, that they have the same opportunity if they wanted to split their lot. We're not giving Mr. Guido or whoever buys it any advantages to split that lot. We heard the plan, and we're going to condition it, so it meets the criteria that he wishes for and that you guys also wish for. **C/Hennis:** It seems like they're pretty well protected by the HOA the way it is. Even if that gets sold and developed by somebody else, they don't have any other rules for any other owner in there by annexing to the City. **C/Hennis:** Can we state anything regarding adherence to the CC&Rs in our conditions? I don't think we can, because we're not the governing body. **C/Young:** It's part of the subdivision, which is already a part of the HOA.

Commissioner Hennis motions to recommend approval of Case No. 19-01-AN to City Council with the conditions as outlined in the staff report; With an additional condition that the lot would only contain one house by City Code in that it still has to conform to the CC&Rs of the Ironhorse Subdivision. Commissioner Gealy seconds, all aye and motion carried 4-0.

C/Young: Should we just take a two-minute recess and then continue?

Commissioner Hennis motions to take a two-minute recess. Commissioner Damron seconds, all aye and motion carried 4-0.

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(Reconvened)

Envision Kuna – Comprehensive Plan; A public hearing request from Kuna Planning and Zoning Staff to review the new Envision Kuna – Comprehensive Plan (text and maps). This plan, if approved, will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the Future Land Use Map. Staff is seeking a recommendation to forward to City Council for final consideration.

Wendy Howell: Wendy Howell, PO Box 13, Kuna, ID 83634. I don't have a formal staff report, since we've been discussing this for weeks. I will stand for questions or comments. If it's just typos or a wrong word, submit those through email so we can get those corrected. Right now, I'm looking for context, if there's any concerns with the body of it. If you want to see additional goals subject to the policies. Those are the discussions I would like to have. **C/Young:** I just wanted to thank the entire City staff and the advisory committee, because this has been a process that has spanned over two years. This has been a lot of hard work by a lot of people, and a lot of outreach to the community. **C/Gealy:** Thank you very much for the hard work and community outreach. **C/Hennis:** I like it, it's a lot better than the last version. It's more concise, and a little more direct. I like the context, but how do we want to format this? We should be asking questions in public hearing, so how do we as a board do this since it's a public hearing item? **C/Hennis:** Do you want our comments first? **Wendy Howell:** Let's go through chapter by chapter. **C/Gealy:** I have submitted my comments. **Wendy Howell:** Yes, you did. **C/Hennis:** I found a few little editing things that I'll send over to you, but I like the context. I didn't find anything that I thought was missing or needs to be added. I think it was very succinct as to what direction the City wants to go. I don't have much in the way of context that I can think of to add. **C/Young:** I appreciate the scaled down version from the previous Comp Plan. Let's start with Chapter one and work our way down. **C/Gealy:** I really do like the way that it is set, and I know there is some crossover. I think that was handled really well. I had two kind of broad concerns. They are not really with this plan, but one is really specific. In the developer's meeting, they indicated that they would like more education of the Kuna Planning and Zoning Commission and the City Council. They wanted more education with respect to the economics associated with smaller lots and larger lots. At the same time, we had the input from the citizens. The citizens replied with more large residential lot opportunities. I'm not sure if the developers understand that the Commission and City Council get a lot of pressure from citizens about larger lots. It's not necessarily that we don't understand the economics. I guess that's not a question, it's really just a statement, isn't it? Perhaps we need to do more communicating that we understand the economics, but we also understand what we hear from citizens is a demand for larger lots. I think we as a Commission and City Council also need to find ways to address the concerns of our citizens and the concerns of the developers to find ways to compromise. **Wendy Howell:** We are launching a new website, which will have an area that can explain why we're planning and what we are doing. A specific area we are using as an education component, such as of personal property rights, takings, transportation impact studies, where we're limited, where Ada County Highway District (ACHD) has control, and property rights, addressing if someone says "because you don't want it in your backyard" conflict. This is not a solid enough reason. There will be testifying tips. It is just kind of at the very front end of launching. **C/Gealy:** This will be part of the City website, correct? **Wendy Howell:** Yes, for Planning and Zoning Department. **C/Damron:** It would be nice if they could have in there too the zone designations and the colors, just a quick little outline. That way, they can look at the Comp Plan, and say that these are designated in those areas. Then they would really understand what the Kuna vision is, how we plan to build and grow as we go out. It makes it a little easier for them, I hope. **Wendy Howell:** I might call or email you all about writing something for the webpage. **C/Young:** Is there anything specific in Chapter One that anyone has any concerns with? **C/Damron:** Do you want to go over verbiage too? Maybe we change the verbiage on it? Or just content? **Wendy Howell:** Are you changing the intent of it? **C/Damron:** No. Look at 1-A-3, page 26. **C/Laraway:** A lot of my questions are just clarifications. **C/Damron:** Go to 1-A-3-F and 1-A-3-H, page 26. Look at how they worded those. **Wendy Howell:** They are pretty close to the same, aren't they? **C/Damron:** Exactly, I think we can mix that up so people can understand that a

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little better. I had another concern on page 30. Right towards the bottom, 1-C-4-C. I want to get a clarification on this. Conduct regular assessments of wages and opportunities within Kuna, assess salary rates based on cost-of-living indexes and wages in surrounding jurisdictions, ensure Kuna's employment opportunities match or exceed surrounding area wages. This is way out of our wheelhouse. **Wendy Howell:** Surrounding area averages? **C/Damron:** Averages, right. Even as a city. **Wendy Howell:** Part of that is so that we are able. The reason is to try to keep the staff we spend the time training and getting up to speed. We spend education funds to train further and continue education, because once upon a time we weren't up to that level. We were behind pretty much everyone else in the valley. We're pretty stable right now, but it was implied that we'd be the training ground and they would go somewhere else. **C/Hennis:** You're talking about more City positions at this point. **Wendy Howell:** This piece here is talking about the same type of thing, but on a wider scale, economic development of the entire city. **C/Hennis:** I see what your intention is. **C/Young:** The intention is the City drawing in the types of businesses that have increased wages, and bring those wages up in the City as a whole. **C/Young:** Does anybody have any specific elements for Chapter Two? **C/Hennis:** A lot of what I've heard at a couple events I was at was the open space part, the City amenities, trails, and I think they've addressed it well. **C/Young:** I think a lot of that is well documented, then we get down to the impact fees and what those fees are for. They are targeted for the future. **C/Gealy:** I like that there is a goal, the City of Kuna's service goals of one acre of park land for every 1,000 residences. It's there in black and white. That's what I'm striving for. **Wendy Howell:** That's what we've been striving for, and we've been working with the Parks Department, and will be coming back with that open space that we added to the ordinance. I'm coming back with a tiered section based on dwelling units. That'll get closer to that, we're not quite there yet, but we'll be a lot closer than what we currently are to achieving that goal. **C/Damron:** How close are we to watching land prices and developments going through the rough? How close are we to actually purchasing some property to help offset that now, as we're there? **Wendy Howell:** I know that the parks department have just purchased an area, about 20 acres, south of the railroad. They are also looking at a piece up north as well, but I do not know the status of that one. **C/Young:** Onto Chapter Three. **C/Laraway:** Let's look at 3-A-1-B and 3-A-1-A. Is this document something that's going to be reevaluated every year? The reason I ask is because it uses words in here like "concentrate a mix of medium and high density residential, commercial, and mixed-use areas in Kuna's core. What is defined as Kuna's core? **Wendy Howell:** Core is your downtown area. **C/Laraway:** But it grows. **Wendy Howell:** The part that grows is not considered the core. The middle of town basically is the core. **C/Laraway:** How often are we going to reevaluate these things? **Wendy Howell:** We could add that definition to the glossary. **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director, the "xx" sub note says that Kuna's core is defined as the area between the northern border of West Fourth Street, southern border of river and rail line, the western border of North School Avenue, and the Eastern border of North Kay Avenue. Kuna's future downtown area is extending north and south, and welcomed things are intended to create seamless transitions into the branding of downtown from major downtown entryway corridors. **C/Hennis:** Where are you finding that "xx" definition? **Lisa Holland:** In the footnotes in the back, the reference section. **Wendy Howell:** We can add that to the glossary if you'd like. **C/Laraway:** It states, "provides incentives to encourage desired types of housing such as density bonuses, expedited applications and processes for parking reductions." Under 3-D-1-D, "Encourage development accounting options", I'm just wondering who that benefits. **Wendy Howell:** Our Planned Unit Development (PUD) process already allows density bonuses. **C/Laraway:** Are we talking about the difference between R-6 and R-8? **Wendy Howell:** I really feel that this is referencing different types rather than multi-family housing, maybe townhouses, maybe condos, and single-family lots. **C/Young:** I think part of that which you said is in part of the PUD process, that planned unit development. In the process of that you have trade-offs where someone can be in one section of the development and be allowed to have slightly more density than what is typically in that zone. There is a trade-off of more open space in another area, and it's that kind of a give-and-take in that process that is kind of what I believe is the direction of what that is. **C/Laraway:** In 3-D-1-F, it states, "evaluate the housing demand and supply that just policies and regulations as needed to encourage development of diverse houses." Are we reopening the Comp Plan? **Wendy Howell:** No, just policies and regulations, basically code. For instance, if we're getting only

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townhouses everywhere. The City governing body says that they've had enough of this, let's try something different. We can look at code to see if there's a way to change it to guide development in a different direction.

C/Laraway: When I first asked that question about the core, that's why it was kind of coming back to us. If we're going to adjust our policies and procedures, where does the core fall in? **Wendy Howell:** Downtown and right around it. **C/Laraway:** Under Community Design and Character Implementation, under top community design and character projects, then actions. For number two, it says, "Develop the City of Kuna housing needs and analysis to address future housing demand, inventory, and strategies to increase diverse housing options." What does this mean? I was talking to your office, and I know we have an inventory list. I know that it is kind of hard to keep track of inventory, and we're going to have building lots that aren't built yet versus housing permits. I know you don't keep track of local real estate, pulling lots on the market. **Wendy Howell:** To a degree, in the downtown core, we do. We keep track of that. Our Economic Development Director keeps track of that, in order to try pulling more commercial, or what they might be thinking could help them find the correct people for the property. **C/Laraway:** If we have a certain number of subdivisions, developments, being approved, at what point do we oversaturate the area? If we are keeping track of the inventory. **Wendy Howell:** They're selling as fast as they're building them. They're not sitting out there, idle. I don't know if we can really say that we're saturating the area, when they're literally being bought so fast that they can't keep up with them. **C/Damron:** I think what John is saying is, if we have an economic downturn and a large inventory of open houses, is that what you're looking at John? **Wendy Howell:** We won't have a large inventory of open houses. We might have unfinished lots, and the developers at that point in time will wait to develop further, like they did in the last one. **C/Laraway:** When they do stuff like that, does their reaction cause us to react? **Wendy Howell:** Yes. When the downturn happened, we were trying to pull people into the area. **C/Laraway:** With all of the subdivisions that we've approved, I was talking to staff about this inventory. How do we know when we are overfilling? I didn't know we had an inventory. **Wendy Howell:** We have an informal inventory that we keep track of. For example, which permits we've issued to how many actual buildable lots there are per subdivision. That's where we're at on that. **C/Laraway:** I'm just trying to watch the balance of which way we go from my end. I don't know where you go from your end. When we set up here, trying to figure out, "guys we've approved 15 subdivisions in the last three months." **Wendy Howell:** I don't know from either end if we can guess the perfect balance. **C/Hennis:** The intention of this is to try and prevent some of the oversaturation of either certain subdivision types or certain zoning types of certain housing types. That's kind of what I read into this that the City wants to be kind of reactive to what we need. If we get a bunch of R-6 zones coming in, then we will try to push to some R-2 zones and push the multifamily when we need. A year and a half ago, we had nothing in town. Now we have enough of those, so we're trying to push into some other type. I see that is the intention as I read it. I think that's good. We're trying to be reactive and watch it. **C/Laraway:** I was just trying to see where you came from with these statements. **C/Damron:** As staff, Wendy, are you guys educating the developers on what our desires are as opposed to someone coming in and saying that they bought lots and want multifamily housing. **Wendy Howell:** We try, we strongly recommend. We'll let them know if we know there's no way it's going to pass Council, based off of what they've instructed us, we'll inform them of it. **C/Hennis:** We just had that one that we went through, they were working with the architect to try to present a different kind of housing, so that it worked well. **C/Damron:** I know a lot of them aren't going to be as nice as those were. **Wendy Howell:** They're typically receptive to what we recommend, or our comments. We've only had one that was a little more difficult to work with than the others. **C/Young:** Onto Chapter Four. On 4-B-2 I had a question. I know as far as making the Comp Plan goes, we always try and keep the mid-mile collectors. I'm glad that it's in the Comp Plan. It's something that supports those goals and reiterates that for developers and everybody as we go to avoid those like Eagle Road. **Wendy Howell:** Exactly, and we're going to work on some overlays that will hopefully add to not having another situation like Eagle Road. We'll put some more requirements in it. **C/Hennis:** I like that in Chapter 4, the plan tries to push towards stuff on the southern side of the tracks for development, too. There are a couple sections in here for amenities, as well as services. **C/Young:** Should we save the comments until after we hit the chapters? **Wendy Howell:** Yes. **C/Young:** Onto Chapter Five. **C/Hennis:** I liked it. **C/Young:** Onto Chapter Six. **C/Hennis:** I didn't see anything in this chapter that I was concerned

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with. I liked the portions that state the City will self-evaluate. Education is important for city government, and we all could use it. **C/Gealy:** I appreciate the orientation and training program. On page 119, I liked that you have this goal to create an official orientation and training program for newly elected officials. I thought that when I read it, that would include us. **Wendy Howell:** I believe we took out "appointed", because when they say "appointed officials", that means Treasurer, City Clerk. **C/Gealy:** I was thinking of us. **Wendy Howell:** It's something we can add in there, if you want. **C/Gealy:** It probably wouldn't be bad to have an orientation for new hires. **Jace Hellman:** For the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 West Fourth Street. If we did want to add the appointed officials, we should probably identify it directly as Planning and Zoning, because of all of the committees that we do have. **Wendy Howell:** They are not appointed officials. **Jace Hellman:** That's true. **Wendy Howell:** You can put newly appointed Commission members. I have no problem doing that. Cathy, I know you were on the Commission before I ever came, but we have a whole booklet we give the new people, with information. We then meet with them after they read everything. **C/Hennis:** That's good, we didn't realize there was a training manual. It would be helpful. **C/Damron:** You could just put governing bodies. You have people that are appointed that aren't governing bodies. **C/Young:** What about questions or comment on any of the appendices, maps, etcetera? **Wendy Howell:** Specifically, let's look at the Future Land Use Map. Is there anything that stands out on that? **C/Damron:** Is that the big one? **Wendy Howell:** Yes. **C/Hennis:** I didn't see anything on here that wasn't kind of what we've gone through in the neighborhood meetings and such that we've talked about. **C/Young:** Just because it kind of dovetails off of one of the comments that we've received, the letter from Ada County. **Wendy Howell:** We will be meeting with them, because it's a whole new Commission than what originally was going through with us on this. We're going to have to meet with them and work through it. The area where it was discussed about the mixed use, some of that land, especially towards the south of the map, it is entitled. It cannot be unentitled. **C/Hennis:** That was all done at one time, so. **C/Gealy:** Have you decided mixed-use? **Wendy Howell:** Mixed-use will be coming out in the ordinance, and it will be two specific, different uses. Two types of housing will not be mixed-use. Mixed-use is going to be commercial and residential, commercial and industrial, etc. **C/Gealy:** I wonder in reading the Ada County comments, that your mixed-use could also include an agricultural designation. You are defining it yourself, really. **Wendy Howell:** We have to decide on that. **C/Gealy:** It was just a thought I had. A lot of that all is currently agricultural. **C/Hennis:** Most of it is. **C/Young:** That is a good thought. **C/Gealy:** I had one small comment that I had was in my written comments too. There are some times where the Future Land Use Map is not called the "Future Land Use Map". Sometimes it's called something else. **Wendy Howell:** Comprehensive Plan Map? **C/Gealy:** Or Area of City Impact. **C/Young:** The summaries kind of gone through the bulk of the Comp Plan. **Wendy Howell:** The two summaries, one is an overview of what happened through Phase One, with the data that was collected, the input that was received from Phase One. **C/Young:** Are there comments on the appendices? **C/Gealy:** I don't know if it's changed since I looked at it, but there are two places where there is a history of Kuna. I think we can combine those two. **Wendy Howell:** We will get that fixed. **C/Gealy:** The fallacy between the Future Land Use Map versus private property rights. **Wendy Howell:** The Future Land Use Map is a guide, not a zone designation. **C/Gealy:** People who own the land, it's their land, and we can't infringe on their property rights, correct? **Wendy Howell:** Correct. **C/Gealy:** This is a guide, so just because we give someone a color doesn't mean that's the only use that can happen out there. **Wendy Howell:** They can come in and ask for Comprehensive Map change and change it to what they would like. **C/Gealy:** On the map, where it shows where they want to have public parks. We're not saying that this bar is going to become a public park. **Wendy Howell:** We don't want to encumber any specific property. **C/Young:** It's important that the general public knows that the plan itself is a guide, it's not set in stone. It is a living document, and it does ebb and flow as needed. It's not a "thou shall document". It is definitely a guide. **C/Young:** I will open the public testimony at 7:50. **David Gronbeck:** 1400 East Kokanee Lane, Kuna, Idaho. I helped with the advisory committee, and working through that document took some work. I also participated on the Park Impact Fee Committee, the Fire Impact Fee Committee, and the Economic Development Committee. It's my understanding that apartments are going to be removed from the Commercial zoning in this plan. **C/Young:** That's actually an ordinance change, that's not part of the Comprehensive Plan. In that case, I'm currently working on a commercial

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development on the corner of Meridian and Deer Flat. Even though I was involved in the committee, the property has been designated as commercial future use. Without a comp plan amendment, that would mean to me that I can't develop any portion of that property with multifamily. I'm here today, and it's tough to ask for a zoning or future land use that isn't defined yet. I'm here to hope that you would agree to approve a mixed-use for the corner of Meridian Road and Deer Flat, both north and south in the canal. **C/Young:** That would have to be an application-specific thing, it doesn't have anything to do with the Comprehensive Plan. **David Gronbeck:** But you're approving the map. **C/Hennis:** It's already zoned as commercial. **David Gronbeck:** It is not zoned. It is in the county, and it hasn't been annexed. **C/Hennis:** When you annex, you have to pick a zone at that point. **David Gronbeck:** At this time, though, you're making the property commercial under the Comprehensive Plan. **C/Damron:** It's just a guideline, it's not set in stone. **David Gronbeck:** I will have to amend the Comprehensive Plan. **C/Damron:** You request the zoning. This is the ideas of how we want the City to expand. You request the zoning that you like. **Wendy Howell:** I believe what Mr. Gronbeck is asking is, for consideration for the Comprehensive Plan map on the northwest corner of Deer Flat and Meridian Road to be mixed-use rather than commercial designation. In the long run, he's hoping that will match his proposal. **C/Gealy:** That's what's on the south corner there, it's what we will call mixed-use. Right now, there's some commercial and residential. It would not be inconsistent to modify to proposed Future Land Use Map to make that mixed-use. **Jace Hellman:** I think it would also be important to note that by doing so, all you're doing is making a recommendation to the Council that this piece be considered as a mixed-use piece on the Future Land Use Map. That just gets shifted before the plan is approved. It can be done that way, if that's the route you guys would like to go. I would be a recommendation to Council, and they would have the final say on this. **C/Gealy:** He's asking to change it before it gets approved. We have another letter from someone else, asking us to change a designation before we approve it on the map, correct? **C/Young:** Correct. **David Gronbeck:** May I approach with a very preliminary plan? **C/Young:** No, this is just for the Comp Plan discussion. **David Gronbeck:** I think it was a mistake removing multifamily from the commercial zoning. Multifamily is an excellent buffer between residential, single-family and commercial. I'm not proposing nor can I afford to build multifamily on 42 acres. I would like to be able to develop some multifamily as a buffer between the commercial use and the single-family to the west. **C/Damron:** That would be under ordinance. **David Gronbeck:** It's under ordinance, but when you're defining the property as commercial. **C/Damron:** Ordinance is ordinance, and when we do the Comp Plan as the guideline and then it's zoned for commercial use, it's commercial only. It can't be a buffer. That's the ordinance and we can't change the ordinance. **David Gronbeck:** That's why I'm requesting a mixed-use in the Future Use Map. **C/Young:** I understand where you're coming from. My only fear is that the next time we do a Comp Plan, and everybody within a ten-mile radius says, "I specifically want this zone." If we set a precedent, then it kind of opens the door almost for somebody to come in and mark their square. "This is my request for this parcel!" **David Gronbeck:** Isn't that the point of community involvement in planning to some degree? **C/Young:** My point is that, the map is a guide. If you go in and every specific parcel, everybody can say they want mixed-use or commercial. It doesn't become a guide. **David Gronbeck:** The challenge on a lot of these parcels will be with our current annexation and lot split rules, is that you will have a 40, 80, 160-acre piece that is zoned potentially commercial, and the developer can't buy that at a commercial rate and develop all commercial in the City of Kuna. **C/Hennis:** The problem that we had is that we had the opposite. We had developers coming in and purchasing small commercial. We were trying to lay in as much multifamily as they can. We've had that come before us several times, and it was an uncontrollable situation. Although we understand your side, we have the opposite side. That's why the City chose to go the direction that it did. We can try to help with the mixed-use, but we had specific reasoning for why we changed that ordinance. It's because it had some negative effects to the citizens on several occasions. **David Gronbeck:** Isn't that your job? To mitigate those instances. **C/Hennis:** That's what we did. **David Gronbeck:** I'm not saying that you shouldn't need to do that by simply saying there's no residential in a commercial zone. **C/Gealy:** That's the position we were in, because it was an allowed use in that zone. **Wendy Howell:** Chairman Young, I would like to remind everyone that this isn't a discussion about the ordinance. **C/Young:** I don't know that I'm necessarily against saying that is a mixed-use corner, because it is a good use for that. Mixed-use as itself is really a way that

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a lot of cities would like to go. You can live there, you can work there, you can shop there. I'm just kind of voicing some of my fears about next time we come around. If everyone wants to have their lot, then it's not a guide anymore. It turns into a "well this is what I think my lot should be." I'm not necessarily opposed to that, and something for us to discuss. I was kind of trying to show both sides of the coin. **C/Damron:** What we see in this is that if there's a lot like that, that would be better suited for the project that you want, and it's zoned differently, you can ask for a zone change, and that zone can be changed. That way you can do what your project would require on that property. It's not set in stone. If we zone that R-6 right there, and you have a mixed-use or light commercial and we look at the area, and the area would fit a light commercial, or the designation you would like, we can change that. We have that flexibility to change that. **C/Hennis:** As a zone, it's a Comprehensive Land Use Map Change. **C/Young:** Are you talking about that entire parcel? **C/Hennis:** Which corner is this? **David Gronbeck:** The northwest corner. Frankly, if there was any way just to approve a mixed-use zoning on everything north of the canal, I would be fine with that as a buffer between the commercial and residential. Our hope is to bring in a big box for the corner and different type commercial uses on that corner. **C/Young:** I don't think we can talk specifics. I understand your concept though. **David Gronbeck:** Unfortunately, I can't, right, because I don't have a lot split, because of the current split rules within the County and the City. **C/Damron:** It would be zoned in, and when you zone it into the City, you request a zone. **C/Young:** What he's wanting to avoid is to do a Comp Plan Amendment at the same time. I see where he is coming from. It's something that we can discuss. **Mike Losh:** I live at 1032 S Threave Ave. This is a nice project. My area is south of the railroad tracks. There was some talk of an overpass in this Comprehensive Plan. I have talked once with John, and he said that it will be a long time. I wonder if it will be feasible in a few years. Thank you. **C/Young:** I'll go ahead and close the public testimony at 8:05, which brings up our discussion. The Comp Plan as a whole, with the comments that we made, I am very happy with. **Wendy Howell:** Did you have any questions about any of the letters that were sent in? **C/Gealy:** Can you address the two late exhibits? **Jace Hellman:** There's also a series of comments on the back of your packet as well. Some are from citizens and some are from local agencies as well that should be addressed too. **Wendy Howell:** On the one comment from Mr. Chase Craig, received today, again this is for a specific parcel that they are wanting to re-designate from low density to medium density. **C/Young:** For which specific parcel? **Wendy Howell:** 5055 East Kuna Road. **C/Gealy:** We have two requests to change a designation on a proposed future land use map. **Wendy Howell:** Kuna Road and Eagle. **C/Gealy:** I think what we're facing here is that the map was colored without really consideration of specific parcels. We've impacted at least two people that we know of now with the general designations. **Wendy Howell:** I do want to emphasize though that the future land use map is a result of all the community input that we received. As far as the other letter from Ada County, I don't really have a lot to say about it at this time. We're going to be meeting with the county commissioners and try to bring them up to date. They weren't in on the initial plan, since there are two new commissioners. We'll be trying to bring them up to date and have a meeting here in the near future to go over everything with them. **C/Gealy:** Was Ada County Development Services represented on the committee. I thought they were, I thought I saw them there. Would you want to review the sections that they mentioned and see if there are some goals that we could identify to include with respect to the preservation of farmland in those areas? **Wendy Howell:** I'm just going to read a statement for the focus on main agricultural and industrial have area. Kuna may be viewed by the County as a major ag industrial hub in the valley, but that is a limited view of how Kuna sees its own future. Residents and businesses would like strong commercial employment services and housing choices, as well as industrial and ag uses. These are elements that we endeavor to balance in the Comprehensive Plan and reflect in the Future Land Use Map. While the City is limited in the mechanisms that it can employ to preserve ag lands, there are numerous policies in the plan related to both agricultural and industrial development including some very specific implementation actions about how to move this forward. My guess is the plan is likely one of the most forward-thinking examples of policies and actions related to ag preservation and food security in the entire state of Idaho. I wonder if the same expectation has been set for Kuna's neighboring jurisdictions. We need to look through all the bits and pieces to determine our direction. **C/Gealy:** When you talked about the overpass, there was some conversation in the plan about working with the Union Pacific Railroad to try to bring a rail transportation hub to

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Kuna. That's been something that we've talked about for a long time. It's been totally off the table for a long time. Union Pacific said they will be going through Kuna, but not stopping. Is that something that's changing? **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director. What we're doing now is taking what's in the Comp Plan and trying to move forward with creating an Economic Development Strategy that would complement what we've done in the Comp Plan. We've had some initial conversations with UP about the potential of engaging a partnership. They have a program that helps if you have 200 acres or more in an industrial area. If you've got some developers that area interested in moving forward with creating an industrial development, they can partner with you to promote those sites. That doesn't mean that there's a specific plan in action of a rail park or any sort of thing happening yet. It's something we're looking into as part of our Economic Development Strategic Plan. We'd like to pursue at least what might be possible there. There's a lot of long-term planning, a lot of infrastructure planning that would have to happen first, but we have hopes that this can be something that we can talk about in the future. **C/Hennis:** These were several letters that Jace had indicated in the back that had issues, but they were more City-oriented, City website-oriented or services oriented. It wasn't anything specific to do with the Comp Plan. These were good items for us to work on, but not for the Comp Plan. **C/Hennis:** I'm not necessarily opposed to recommending to the City Council about making that a mixed-use parcel at Deer Flat and Meridian. I'm not sure about this other request, because it would in fact just be in the middle of a low-density. He's just singling out a certain parcel without a real direction other than specific for his use. I think that one, at that point, when there is an intended use, maybe he could do a Comp Plan Amendment. I don't think that's necessarily something I would recommend at this time. **C/Gealy:** I would suggest that we make that whole section mixed-use, the one at Kuna and Eagle. I'm looking at his map, and it's a southeast corner. Not what he's outlined in red, but that whole section. Make that all mixed-use, because that would be a continuation of the mixed-use that we have here. The only question would be would we want to modify the whole piece to mixed use? **C/Young:** There's a subdivision here that's an R-2 subdivision. You're putting a potential mixed-use commercial directly next to a low-density housing. **C/Gealy:** My understanding is that mixed-use can be almost anything. It can be low-density, high-density, or medium-density. **Wendy Howell:** The way we've been instructed and the direction we're going with mixed-use is two distinct, different uses. Commercial housing, commercial industrial, not just one house type versus another. Multifamily and single-family is all housing. **C/Gealy:** On all the parcels that are designated as mixed-use, does everything have to have two uses? **Jace Hellman:** Yes. Every piece, the intention is a mixed-use is to be identified to accomplish two or more uses, whether that's commercial industrial, commercial residential, or industrial residential which doesn't go over well, but could happen. **C/Gealy:** Does it preclude the possibility of a single use? **Jace Hellman:** For a while, with our old Comp Plan, we did allow that, and there's been some projects where they had mixed-use as a future land use. People just said that they will do an R-6 on it. Our goal is to move away from that and actually have mixed development that people can live in and work in. One, that will reduce the number of cars off the roads. People are within walking distance of jobs. Two, it will bring more commercial and different types of housing, because it's encouraging multiple uses. The goal is to be steadfast at a minimum of two different uses. Multiple uses can creep in, where you're at three or four, and you do an entire mixed complex of uses. It's pretty steadfast at two minimum, or that's the intention. **C/Hennis:** I just don't like the aspect of taking that whole portion and making it a mixed-use underneath on top of the development that's been there. **C/Gealy:** That is the dilemma with the Future Land Use Map. It's a guide. **C/Hennis:** We've already got that preexisting, nothing over here. We're giving something to somebody that has a possibility versus people that are already living there. **C/Young:** I kind of tend to agree that this should stay a lower density than the possibilities that mixed-use gives right next to an R-2 zone. On the flip side, as Dana mentioned on the parcel on the northwest corner of Deer Flat and Meridian with that commercial versus mixed-use, mixed-use is inappropriate for that corner, as is Commercial is appropriate for that corner. I don't have a hard time with the mixed-use and changing that here other than in the future. Next, there's 50 of these that you hodge-podge your way through the map. That was my biggest concern, but with this specific parcel again, I don't have any trouble with it being mixed-use. **C/Hennis:** My feeling on this is that, you know, this one seems like it's way over here. It's one specific person or project that they're kind of targeting. Whereas the one along Meridian,

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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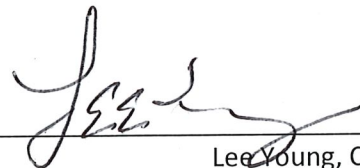
one seems like it's way over here. It's one specific person or project that they're kind of targeting. Whereas the one along Meridian, we're trying to provide some diversity along that core. A mixed-use might allow us a better diversity along that core, instead of just putting all commercial. We can throw some other diversities into there. I think that might be something where that's a designation that we might want to at least, because it's not saying this parcel out at Eagle and Kuna couldn't be that way. It would be one that would have to be a Comp Plan Map Change. That would have to be specifically, doesn't mean that we're denying anything. It just means that it's just an extra step that we'd have to do once they figure out what they want to do. I think that along the corridor, it makes sense. We have a lot of mixed-use, but it makes sense to me along the corridor there with what we're talking about, and not trying to become an Eagle Road as much. **C/Gealy:** Each application that comes before us on a future land use map in an area where the Future Land Use Map designates mixed-use would need to include at least two uses. **Jace Hellman:** Correct. The code and the ordinance are still in the works, so we're fixing out the fine details of what that will look like exactly. The intention is for two or more uses identified with the application. **C/Hennis:** It would make sense to me for a large parcel. **Jace Hellman:** Correct, and we're also adding a mixed-use zone. It's not going to be like a mixed-use where they pick C-1 and R-6. There would be a legitimate mixed-use zone and legitimate uses allowed within that mixed-use zone. **C/Gealy:** Some of the smaller parcels could perhaps have some flexibility, correct? **Jace Hellman:** Yes, and that's something we'd have to look at whether it's just two smaller parcels next to each other and they do more of a regional concept plan that gives them that mixed-use. There might be that flexibility for that as well. **C/Gealy:** We might do ourselves some favors if we provide that kind of flexibility. My feeling is that there's been a lot of public input and a lot of opportunity for public input. At the same time, this is a public hearing. This is also an opportunity for public input. It may be that in the future we'll get 50 of these piece parts. I think that if that happens in a public hearing, then we deal with each one that we get. There's been a lot of opportunity. This is one more opportunity. There will be an opportunity at City Council. I think that's a good thing. **Jace Hellman:** Even though they did close the public hearing, this will go to City Council again. This isn't the only public hearing opportunity that we'll have on this.

Commissioner Hennis motions to recommend approval to City Council of the Envision Kuna Comprehensive Plan with the additions discussed tonight; With a map change at the northwest corner of Meridian and Deer Flat Road to a mixed-use parcel for that 42 acres. Commissioner Damron seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

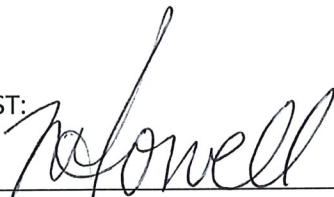
4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department